departments prior to implementation.

Planning Department (425) 587-3225

**NOTICE HOURS OF WORK: 7AM TO 8PM M** 9AM TO 6PM SAT. NO WORK SUND **HOLIDAYS (PER KZC SEC. 115. Exceptions must be approved** writing by Planning Official

# SPECIFIC ZONING INFORMATION

**SETBACK YARDS** (See Use Zone Chart for the property's required (setback) yards)

Indicate required setback yard and setback distances from structure below and on your site plan

	SETBACK YARD (front, side	Required	VCF (ft.) Provided			
1	FRONT	(West)	20.00	<del>30.00</del>	56.00	ft
2	REAR	(East)	10.00	10.00	19.50	ft
3	SIDE	(South)	5.00	5.00	5.00	ft
4	SIDE	(North)	5.00	5.00	5.00	ft
5						ft

GARAGE (See KZC 115.43 for assistance)

X Front Entry	Side Entry	Alley Entry			
GARAGE WIDTH (ft	:.)	Front FAÇADE WIDTH (ft.)		GARAGE RATIO (%)	
20.00		41.50	=	48.19%	

LOT AREA: 7284 **GROSS LOT AREA:** 

7284 square feet FLOOR AREA RATIO (See KZC 115.42 for assistance)

square feet

LEVEL	AREA (sq.ft.)	-	EXEMPTIONS (sq.ft.)	=	SUB-TOTAL (sq.ft.)			
LOWER		-		=	0			
MAIN	1650	-		=	1650			
UPPER	1873	-	100	=	1773			
OTHER		-		=	0			
			TOTAL		3423			
			% OF LOT AREA		47.03%	%		

## LOT COVERAGE (See KZC 115.90 for assistance)

	ITEM	AREA (sq.ft.)	-	EXEMPTIONS (sq.ft.)	=	SUB-TOTAL (sq.ft.)	
	RESIDENCE	1749	-		=	1749	
	DECK(s)/PATIO(s)	424	-		=	424	
1	DRIVEWAY	1286	-	543	=	743	
	DRIVEWAY ROCK EDGING	118	-		=	118	{
	WALKWAY	24	-		=	24	
	AC PAD	9	-		=	9	<u> </u>
			V	TOTAL TOTAL	J.	3067	
				% OF LOT AREA		42.11%	<b>)</b> %
							1

# AVERAGE BUILDING ELEVATION (See KZC Chapter 180 plates 17A and 17B for assistance)

POINTS	WALL LENGTH (ft.)	Х	ELEVATION (ft.)	=	TOTAL (ft.)	
Α	40	х	480.45	=	19218	
В	54	х	481.92	=	26023.68	
С	40	х	481.71	=	19268.4	
D	54	х	481.51	=	26001.54	
			TOTAL	=	90511.62	
			ABE	=	481.44	FT.

## description

Benchmark location & EXISTING CB

Maximum height of	Benchmark	Finished first floor	Height difference between	ABE (show	Elevation of highest
structure allowed	elevation	elevation	benchmark and first floor	on elevation	point of any element
				sheet)	or feature
30.00	478.52	483.50	4.98	481.44	510.96
STAFF USE ONLY:					

Building height field verification required

Building height field verification by licensed surveyor required (if within 1" of height limit)

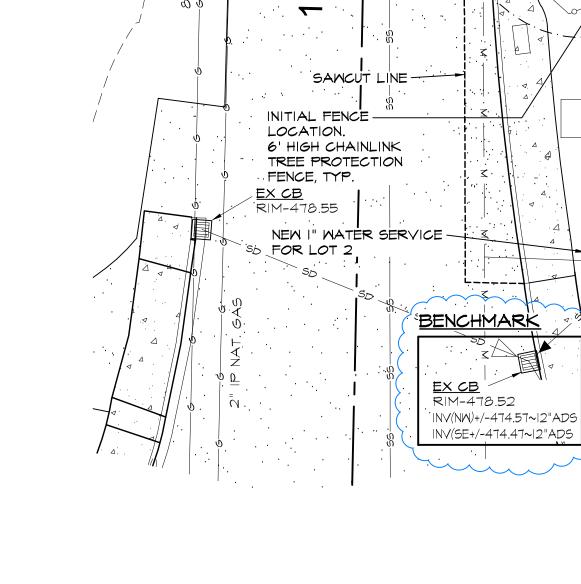
## TREE PLAN (See KZC 95.35 for assitance)

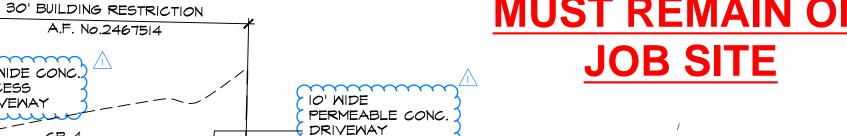
Integrated I-Major I-Minor

Arborist report attached to permit (place corresponding tree tag #s on site plan)

LOT'S DENSITY CALCULATION (rounded up to the nearest whole number)

/ 43,560 (sq.ft.) X 30 5 Req. min. tree density credits





**MUST REMAIN ON** 

City of Kirkland **Post Revision** 

MON-FRI	5	477.56 SD 4 A	CB 2 RIM-478.21 NEW I" WATER SERVICE FOR LOTS I \$ 3	IO' WIDE CONC.	IO' MIDE PERMEABLE CONC.	JOB SITE	Reviewed by PJM 02/07/2020
NDAYS & 15.25) ed in ial			20.00'	CB 4 RIM-479.82	DRIVEWAY   160.13'		
	NOTE: ONLY MOVE FENCE BACK WHEN	55 55 4 55 4 55 4 55 4 55 4 55 5 5 5 5	SS SS SS SS A	SD S	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	BUILDING  SD RECTANGLE, SEE  HEIGHT CALC.	CB 5  RIM-483.70  SD SD SD SD SD
	SIDEWALK WORK IS READY TO COMMENCE AND UNDER SUPERVISION OF PROJECT ARBORIST	30 0 R.O.W.4	5' ACCESS &   UTILITY ESMN'T	4 4 5 5 6 1 E 475.38	6" IE=478.0 (FTG. DRAINS)  482	55 55 55 55 55 55 55 55 55 55 55 55 55	955
	<b>A A A A A A A A A A</b>	#102	SDCO 2 RIM=480.17 6" IE=479.0 (ROOF DRAINS)		FTG. & ROOF  DIRECTION OF FLOW  TO CONNECTION  FIREPLACE -		PLANT (5) 2" dia. CAL. MIN.  KWANZAN CHERRY (PRUNUS  SERRULATA 'ERECTA')
<	4 A V E = 3 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1		DM 1 8'x9'x4' M TOP @ 478.16 6" IE=477.66 B.O. GRAVEL=473.66 288 CF VOLUME	PLANTER DOWNSPOUT,	PROPOSED  RESIDENCE  PLAN M3255A2F-OR  MAIN FLR: 483.50  UPP. PL.: 502.26	OUTDOOR PATIC	4
	124T		IO'-O" PRIVATE ACCESS   # UTILITY EASEMENT   IO' WIDE   7	TYPICAL  A  SISKI (NOTE: NO PORTION  OF ROOF IN EASEMENT)	ENTRY HIGH RIDGE: 510.96	284 S.F.	LOT 3 7259 S.F.
/	SAMOUT	!   N 4 7 1	ACCESS DRIVEWAY  MPERVIOUS	20' WIDE PERMEABLE CONCRETE	UPPER FLR.	VE OF OF, TYP.	6' HIGH CHAINLINK
/	INITIAL FENCE LOCATION. 6' HIGH CHAIN! TREE PROTEC FENCE, TYP.		2 ROCK EDGING 3	480 ADRIVEWAY A A A A A A A A A A A A A A A A A A	EAVES ARE I'-6" INTO SETBACK	SEE HEIGHT  CALC.  3'x3' A/C  PAD	TREE PROTECTION FENCE, TYP.  O  1  4  5  5  5  5  6  6  7  7  8  8  8  8  8  8  8  8  8  8  8
	EX CB RIM-478.55 NEW I" WATER SD FOR LOT 2	SERVICE S SERVICE S	RIM-480.10  ■ SD SD SD SD	SDCO 3 RIM=480.57	Sp —	5' B.S.B.L.	RIM=482.98  LIMITS OF DISTURBANCE (LOD) TYP.
	SD SD SD	BENCHMARK	7.5' PVT.  DRAINAGE ESMN'T	60'-O"		SD S	#2 (I2CR)
		EX CB RIM-478.52 INV(NW)+/-474.57~12"ADS	\	LOT 2 5462 S.F.	50'-0"	2'-6" PRIXAT DRAINAGE EASEMENT	TREE DRIP LINE TYP.

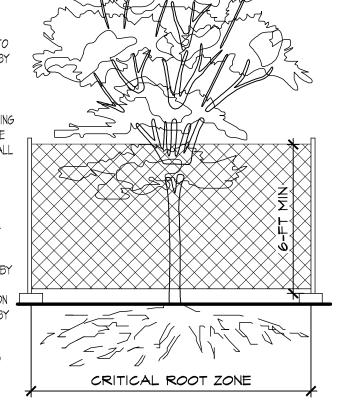
DRYWELLS * PER COK STD PLAN NO. CK-D.22B & CK-D.22C, SHEET DT-01					
STCR	DETAILS	DIMENSIONS	STA / OFF		
DW 1	TOP GRAVEL 478.16 6" IE 477.66 BOTTOM GRAVEL 473.66	LENGTH: 8' MDTH: 9' DEPTH: 4' VOLUME: 288 CF	39+80.88, 11.67' RT		

I. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY

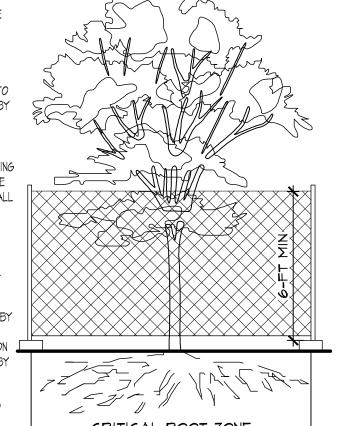
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (I) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM II"xIT", AND MADE OF WATERPROOF MATERIAL.



TREE PROTECTION FENCE 2) IREE PROTE SCALE: NOT TO SCALE CITY OF KIRKLAND No. CK-R.49



4. Subsoil shall be scarified 4 inches below amended layer to produce 12-inch depth of un-compacted soil For projects 4 lots or less — you must import amended soil meeting the requirements below: For planting beds, a mix by volume of 40% compost (meeting WAC 173-350-220) with 60% mineral aggregate is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test). MINIMUM SIZE PER APPROVED PLANS For turf areas, a mix by volume of 25% compost (meeting WAC 173-350-220) with 75% mineral aggregations pre-approved to meet the organic matter content by dry weight (loss-on-ignition test). 2. Test stockpile material (prior to adding compast) for organic material to determine whether additional compast mast be tilled into the stockpiled material to meet the required organic matter content by dry veight (loss—or-janition test).

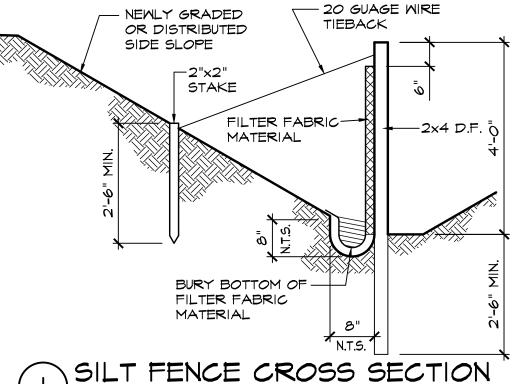
PLAN NO. CK—E.12 CITY OF KIRKLAND 3. After the stockpiled material has been laid, a soil sample will be taken by the applicant/contractor for every 5,000 sf or every 1ot (whichever is less) to test that the site meets the required organic matter content by dry weight (loss-on-ignition test). - 20 GUAGE WIRE NEWLY GRADED OR DISTRIBUTED SIDE SLOPE

SITE PLAN

SOIL AMENDMENT NOTES FOR BMP T5.13

55' CITY OF SEATTLE TRANSMISSION

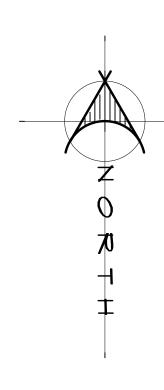
EASEMENT A.F. No.2467514



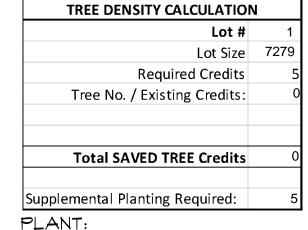
SCALE: NOT TO SCALE

10. PERVIOUS DRIVEWAY SHALL NOT CONTAIN SURFACE MOTTLING. PERVIOUS CONCRETE

LAST REVISED: 1/2018



# TREE SCHEDULE



(5) 2" dia. CAL. MIN. CALIPER KWANZAN CHERRY (PRUNUS SERRULATA 'ERECTA') CREDITS PROVIDED = 5

**INSERT REVISED PAGES INTO APPROVED SET** 02/07/2020

### OWNER MERIT HOMES

811 KIRKLAND AVE SUITE 200 KIRKLAND, WA 98033 PHONE: 425-605-0597 CONTACT: GREG GRIFFIS EMAIL: Greg@MeritHomesInc.com

# TROY CLYMER

ARCHITECTS NORTHWEST INC 18915 - 142ND AVE NE / SUITE 100 MOODINVILLE, MA 98072 PHONE: 425 485 4900

# ENGINEER

MITCHELL ENGINEERING, INC 7821 168th AVE NE REDMOND, WA 98052 PHONE: 425-861-7581 CONTACT: MIKE MITCHELL EMAIL: MITCHELLENGINEERINGINC@COMCAST.NET

LEGAL DESCRIPTION:

BSF18-08560 APPROVED POST REVISION SITE LAN -LUNA LOT 1- 2.7.20 Page 1 of 1

NAR WITH VAR PRO FOR:

M3255

TROY 4/20/16 DRAWN BY: JRA PROJECT MANAGER:

TROY CLYMER REVISED BY: JRA 9/26/17 \JRA 1/16/19

MEI 5/26/16 LATERAL JOB NUMBER: 016-363 WIND: EXPOSURE B

85MPH/110MPH (ULT



ANW WOODINVILLE OFFICE JOB NUMBER:

MI80234